

069.0

0004

0024.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,012,500 / 1,012,500

APPRAISED: 1,012,500 / 1,012,500

USE VALUE: 1,012,500 / 1,012,500

ASSESSED: 1,012,500 / 1,012,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 2 | | KIMBALL RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|--------------------------------|
| Owner 1: | CARNEY CHARLES E JR & ADELINA/ |
| Owner 2: | TRS/ CARNEY FAMILY REALTY TR |
| Owner 3: | |

Street 1: 2 KIMBALL ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARNEY CHARLES E JR -

Owner 2: CARNEY ADELINA -

Street 1: 2 KIMBALL ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,323 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 2793 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|---------|----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5323 | | Sq. Ft. | Site | | 0 | 70. | 1.03 | 12 | | | Med. Tr | -5 | | | | | 385,494 | | | | | | 385,500 | |

Total AC/Ha: 0.12220

Total SF/SM: 5323

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 385,494

Spl Credit

Total: 385,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

!5965!
PRINT
Date Time
12/10/20 20:47:10LAST REV
Date Time
10/10/19 17:10:005965
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 11/8/2018 | Meas/Inspect | CC | Chris C |
| 12/15/2008 | Meas/Inspect | 163 | PATRIOT |
| 12/11/1999 | Inspected | 264 | PATRIOT |
| 10/7/1999 | Mailer Sent | | |
| 10/7/1999 | Measured | 266 | PATRIOT |
| 6/1/1991 | | PM | Peter M |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|
|-------|--------------------------------|---|---|---|

EXTERIOR INFORMATION

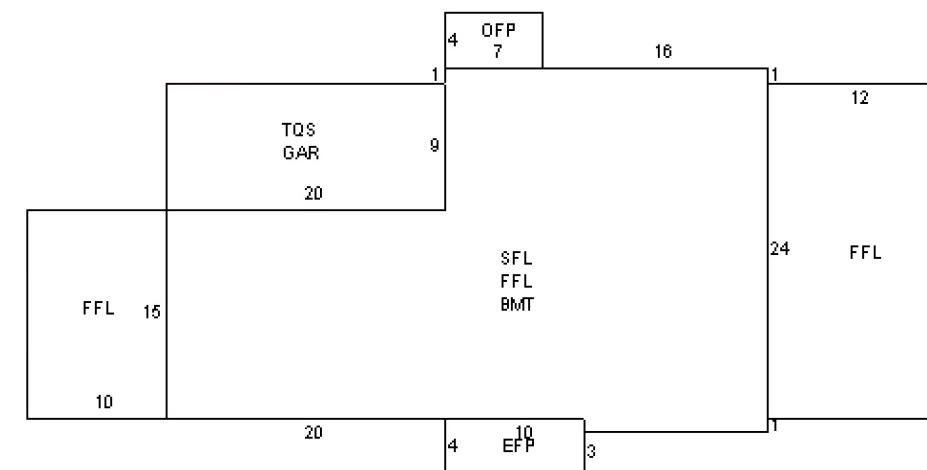
| | | |
|---------------|--------------------|----------|
| Type: | 97 - Tudor | |
| Sty Ht: | 1T - 1 & 3/4 Sty | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 3 - Brick or Stone | |
| Frame: | 1 - Wood | |
| Prime Wall: | 1 - Wood Shingle | |
| Sec Wall: | 6 - Stucco | 25% |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | BROWN | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath: | | Rating: |
| 3/4 Bath: | 1 | Rating: Average |
| A 3QBth: | | Rating: |
| 1/2 Bath: | 1 | Rating: Good |
| A HBth: | | Rating: |
| OthrFix: | | Rating: |

COMMENTS

SCUTTLE HOLE.

SKETCH**GENERAL INFORMATION**

| | |
|---------------|----------|
| Grade: | B - Good |
| Year Blt: | 1930 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G12 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|----------------|---------------|
| Avg Ht/FL: | STD |
| Prim Int Wall: | 2 - Plaster |
| Sec Int Wall: | |
| Partition: | A - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 2 - Good |
| Insulation: | 3 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | 100 |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wall: | |
| % Sprinkled: | |

DEPRECIATION

| | | | |
|-------------|--------------|-----|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |

REMODELING

| Exterior: | No Unit | RMS | BRS | FL |
|------------|---------|-----|-----|----|
| Interior: | 1 | 9 | 4 | |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | 1 | 9 | 4 | |

RES BREAKDOWN

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 125.00 |
| Size Adj.: | 1.09699869 |
| Const Adj.: | 1.10227931 |
| Adj \$ / SQ: | 151.150 |
| Other Features: | 97730 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 701572 |
| Depreciation: | 75770 |
| Depreciated Total: | 625802 |
| WtAv\$/SQ: | |
| AvRate: | |
| Ind.Val | |
| Juris. Factor: | 1.00 |
| Special Features: | 0 |
| Final Total: | 625800 |
| Val/Su SzAd | 266.41 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---------|--------------------|-----------|-----------|----------------|----------|--------|---------|--------|----|-------|
| FFL | First Floor | 1,326 | 151.150 | 200,425 | | | | | | |
| BMT | Basement | 888 | 72.550 | 64,426 | | | | | | |
| SFL | Second Floor | 888 | 151.150 | 134,221 | | | | | | |
| GAR | Garage | 180 | 31.840 | 5,732 | | | | | | |
| TQS | 3/4 Story | 135 | 151.150 | 20,405 | | | | | | |
| EFF | Enclos Porch | 40 | 80.030 | 3,201 | | | | | | |
| OPF | Open Porch | 28 | 48.500 | 1,358 | | | | | | |
| | Net Sketched Area: | 3,485 | | Total: 429,768 | | | | | | |
| Size Ad | 2349 | Gross Are | 3530 | FinArea | 2793 | | | | | |

IMAGE

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 19 | Patio | D | Y | 1 | 8x55 | A | AV | 2000 | 3.10 | T | 15.2 | 101 | | | 1,200 | | | 1,200 |

More: N

Total Yard Items:

1,200

Total Special Features:

Total:

1,200